

Single Family Residence **RESIDENTIAL**

# 5720 OLD RANCH RD

RIVERSIDE, CA 92504

**\$633,008** TopHap Estimate · \$409 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,547 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$633K**

\$605K low

\$661K high

Last Sale

**\$426,000 · Sep 17, 2019**

Est. Owner Equity

**\$68,003**

Loan-to-Value

**89%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,236 (2025) |
| Assessed Value        | \$475,206      |
| Previous Assessed     | \$465,889      |
| Assessor Market Value | \$491,670      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.20                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Aug 21, 2019 | Resale    | Grant Deed          | \$426,000 | \$275              | \$426K |
| Sep 15, 2015 | Resale    | Grant Deed          | \$351,000 | \$227              | \$345K |
| Nov 20, 2008 | Resale    | Grant Deed          | \$265,000 | \$171              | \$239K |
| Mar 2, 2006  | Quitclaim | Quit Claim Transfer |           |                    | \$224K |
| Apr 1, 1990  | Resale    | Grant Deed          | \$16,000  | \$10               |        |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Mountain View Elementary School              | Elementary | KG–6   | 0.9 mi   |
| Central Middle School of Arts and Innovation | Middle     | 7–8    | 1.2 mi   |
| Poly High School                             | High       | 9–12   | 2.5 mi   |

District: Riverside Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 92504

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|